

087.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

863,400 / 863,400

863,400 / 863,400

863,400 / 863,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HAZEL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG HAO-MING &
Owner 2:	ARNOLD MAELYNN
Owner 3:	

Street 1: 15 HAZEL TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JEFFREY BRUCE R & ANDREA T -

Owner 2: -

Street 1: 15 HAZEL TERR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 16,980 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16980		Sq. Ft.	Site		0	70.	0.55	5									650,580						650,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								55451
								GIS Ref
								GIS Ref
								Insp Date
								08/25/16

PREVIOUS ASSESSMENT									Parcel ID	087.0-0007-0010.0	!7123!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	212,900	0	16,980.	650,600	863,500	863,500	Year End Roll	12/18/2019		
2019	101	FV	168,100	0	16,980.	659,900	828,000	828,000	Year End Roll	1/3/2019		
2018	101	FV	168,100	0	16,980.	492,600	660,700	660,700	Year End Roll	12/20/2017		
2017	101	FV	168,100	0	16,980.	446,100	614,200	614,200	Year End Roll	1/3/2017		
2016	101	FV	169,700	0	16,980.	427,500	597,200	597,200	Year End	1/4/2016		
2015	101	FV	198,200	0	16,980.	362,500	560,700	560,700	Year End Roll	12/11/2014		
2014	101	FV	198,200	0	16,980.	343,900	542,100	542,100	Year End Roll	12/16/2013		
2013	101	FV	198,200	0	16,980.	327,100	525,300	525,300		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEFFREY BRUCE R	64150-426		8/28/2014		537,000	No	No		
	13121-98		1/1/1977		38,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/25/2016	490	New Wind	15,004					replace windows 11	8/25/2016	Inspected	DGM	D Mann
									8/25/2016	Permit Visit	DGM	D Mann
									5/14/2015	SQ Returned	MM	Mary M
									3/26/2009	Meas/Inspect	189	PATRIOT
									4/6/2000	Measured	263	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 19 - Ranch				Full Bath: 2	Rating: Average			OF=XTRA SINK.															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 6 - Slab				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall: 2 - Clapboard	40 %			OthrFix: 1	Rating: Average																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1															
Color: BROWN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1951	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct:	Fact: .			Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL												
Prim Int Wall: 1 - Drywall				Functional:		%		1	7	3													
Sec Int Wall:		%		Economic:		%																	
Partition: T - Typical				Special:		%																	
Prim Floors: 4 - Carpet				Override:		%																	
Sec Floors:		%		Total:	31	%		Totals															
Bsmnt Flr:								1	7	3													
Subfloor:				CALC SUMMARY				COMPARABLE SALES															
Bsmnt Gar:				Basic \$ / SQ: 95.00			Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 3 - Typical				Size Adj.: 1.12727273																			
Insulation: 2 - Typical				Const Adj.: 0.96049803																			
Int vs Ext: S				Adj \$ / SQ: 102.861																			
Heat Fuel: 3 - Electric				Other Features: 79000																			
Heat Type: 13 - Radiant Elec				Grade Factor: 1.00																			
# Heat Sys: 1				NBHD Inf: 1.00000000																			
% Heated: 100		% AC:		NBHD Mod:																			
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																			
% Com Wall:	% Sprinkled:			Adj Total: 308467																			
				Depreciation: 95625				Juris. Factor:		Before Depr:	102.86												
				Deprecated Total: 212842				Special Features: 0		Val/Su Net:	82.35												
								Final Total: 212800		Val/Su SzAd:	96.73												
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 087.0-0007-0010.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		AssessPro Patriot Properties, Inc			